| 179.0 | 0002 | 0009.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 656,100 | / | 656,100 |
| USE VALUE: | 656,100 | / | 656,100 |
| ASSESSED: | 656,100 | / | 656,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 231 | | SYLVIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HILDEBRANDT MARY G |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 231 SYLVIA STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5703.000 | 242,300 | | 413,800 | 656,100 |
| Total Card | 0.131 | 242,300 | | 413,800 | 656,100 |
| Total Parcel | 0.131 | 242,300 | | 413,800 | 656,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.17 | /Parcel: 458.17

**Legal Description**

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 121317 | | | 06/12/17 |

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0009.0

!14059!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 242,300 | 0 | 5,703. | 413,800 | 656,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 234,000 | 0 | 5,703. | 413,800 | 647,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 234,000 | 0 | 5,703. | 413,800 | 647,800 | 647,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 198,100 | 0 | 5,703. | 407,900 | 606,000 | 606,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 198,100 | 0 | 5,703. | 313,300 | 511,400 | 511,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 185,700 | 0 | 5,703. | 295,500 | 481,200 | 481,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 185,700 | 0 | 5,703. | 271,900 | 457,600 | 457,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 174,200 | 0 | 5,703. | 254,200 | 428,400 | 428,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 18:15:50 |

**LAST REV**

| Date | Time |
|---|---|
| 06/22/17 | 18:12:02 |
| danam | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 121317 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14059

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 20889-216 | | 11/1/1990 | | 183,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/7/2016 | 757 | Dormers | 40,000 | | | | | EXPAND DORMER FOR |
| 10/25/2010 | 2192 | Addition | 70,000 | | | | | ADD IN REAR/REDO F |
| 8/10/1998 | 592 | Add Bath | 9,000 | | | | | ADD BATH/EXT PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/12/2017 | Meas/Inspect | DGM | D Mann |
| 6/12/2017 | Permit Visit | DGM | D Mann |
| 10/17/2008 | Meas/Inspect | 345 | PATRIOT |
| 3/9/2000 | Inspected | 264 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/21/1999 | Measured | 264 | PATRIOT |
| 6/28/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5703 | | Sq. Ft. | Site | | 0 | 70. | 1.04 | 6 | | | | | | | | | 413,761 | | | | | | 413,800 | |

| Total AC/HA: | 0.13092 | Total SF/SM: | 5703 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 413,761 | Spl Credit | | Total: | 413,800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 5 - Cape |
| Sty Ht: | 1T - 1 & 3/4 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GRAY |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 14 - Asphalt Tile |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | % Sprinkled |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 148.485 |
| Other Features: | 79500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 329189 |
| Depreciation: | 86906 |
| Depreciated Total: | 242283 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 2 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| Totals | | | |
| 1 | 6 | 2 | |

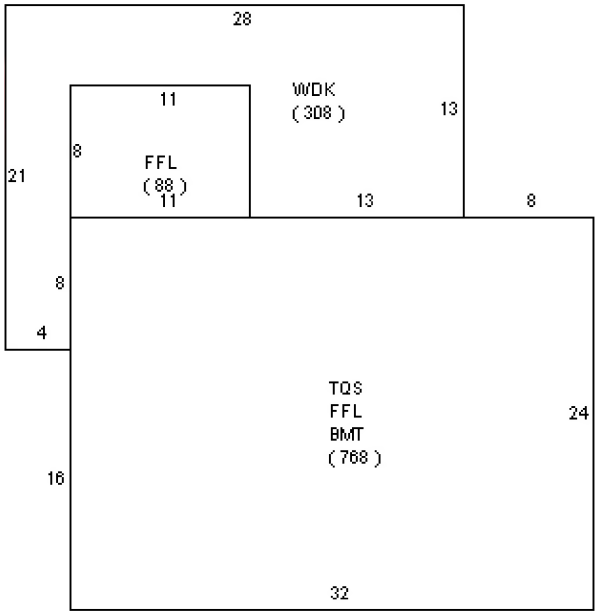
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 148.49 |
| Special Features: | 0 | Val/Su Net: | 96.61 |
| Final Total: | 242300 | Val/Su SzAd | 169.20 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 856 | 148.490 | 127,103 |
| BMT | Basement | 768 | 44.550 | 34,211 |
| TQS | 3/4 Story | 576 | 148.490 | 85,527 |
| WDK | Deck | 308 | 9.250 | 2,848 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,508 | | | Total: | 249,689 |
| Size Ad | 1432 | Gross Area | 2700 | FinArea | 1432 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

179.0-0002-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |